

## STARKE COUNTY TRENDING – 2010 pay 2011

The Annual Adjustment Ratio Study for 2010 pay 2011 was completed on April 30, 2010.

All classes of properties were trended using the Sales Comparison Method. All single-parcel sales that were determined to be valid arms-length transactions occurring between 1/1/2009 and 3/1/2010 were utilized. All validated multi-parcel sales were utilized in the study unless they represented more than one economic unit or were non-contiguous.

All neighborhood delineations remained the same as the previous year, with the following exception:

All parcels in neighborhoods 7501202 and 7501204 (only 18 parcels in total) were reclassified into neighborhood 7501201 with appropriate land influence factor adjustments.

There are now 68 delineated RESIDENTIAL neighborhoods in Starke County:

- 10 of these are 'rural township' neighborhoods comprising most of the non-incorporated areas.
- 13 of these are in Knox Corporation.
- 7 of these are in North Judson Corporation.
- 2 of these are in Hamlet Corporation.
- The remaining 36 are mostly subdivisions and Lake Areas.

There are 13 COMMERCIAL/INDUSTRIAL neighborhoods in Starke County.

Note that Starke County is primarily rural and has less than 700 Improved Commercial & Industrial parcels, with two-thirds of those parcels concentrated in Center & Wayne townships. All 13 Commercial neighborhoods have been considered as one for the purpose of 2010 pay 2011 trending as the analysis of sales does not show a significant difference between the areas.

29 of the 68 residential neighborhoods consist of less than 100 parcels. In performing the sales ratio analysis it was found that a majority of all neighborhoods did not produce at least five valid 2009-2010 sales. When this occurred multiple neighborhoods were 'grouped' (considered as one for the purpose of trending) with each existing neighborhood factor trended proportionally.

The sales ratio study produced a land update factor and an improvement update factor for each neighborhood.

In prior years our CAMA system (Proval) was set up to factor multiple land influences additively. This presented problems requiring a workaround. For 2010 pay 2011 we have changed our CAMA system to factor land influences multiplicatively. This required a countywide parcel by parcel re-examination of all land pricing entries with more than one influence factor, and in some cases a reconsideration of one or more of those factors to ensure that the resultant land value did not differ significantly simply due to

this technicality of land pricing. Because of this, several parcels did reflect a change in value due to this issue alone, and not due to the trending process. We have strived to make sure any changes are equitable and justifiable.

Along with this narrative we have included two required files:

- 1) 2010\_Starke\_RATIO\_STUDY.xlsx is the sales ratio study showing all sales used in the analysis.
- 2) 2010\_Starke\_WORKBOOK.xlsx is the workbook showing the valuation of all parcels.

In the Ratio Study there were cases where it was necessary for either of the certified Total Assessed Values and/or the Sale Amount to be overridden to accurately reflect the conditions of the sale. In the Ratio Study there is a notes column which indicates when any of these circumstances apply.

The previous method of producing the Workbook via the Value Abstract function in Proval could not be used this year due to the new 2010 file format requirements. This year's Workbook was generated from the CAMA database using the new standard report function in Proval. A delay in receiving the script from the software company has delayed the submission of this year's Workbook.

*Rhonda R. Milner,*  
*Starke County Assessor*

*John Viveiros,*  
*Property Systems Co.*